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Sorting out accurate information

There are many resources to search when looking for that next property to purchase. The internet is full of various sites. But are they reliable? If you see it

Real Estate Realities



Robbin Reagans

on the internet it must be true, right? Not necessarily! What is the best and most accurate way to research your buying options? How does the local market play into the equation?

With technology constantly evolving, consumers have access to information 24/7. Mobile devices have encouraged us to stay plugged in where ever we go. With an abundance of information at their fingertips consumers are more knowledgeable and powerful than before. Our society has created a new dependency on electronic devices. The problem with this is that the most important aspect is often left out: the human factor.

There are several search engines to get real estate listings and information. Zillow, Trulia and realtor.com are just a few of the best known sites. The accuracy of the information on these sites seems to bring the most controversy. How often are these sites updated? When searching for information on any item or topic the consumer is expecting the most updated information and pricing.

Many times these sites are getting the information by scraping the information from other sites or only updating it every two or three days. Sometimes they only perform updates weekly or monthly. This can cause the consumer to be wasting time searching properties that have already been sold or are under contract. It prevents them from seeing price reductions in a timely manner. This may also prevent the consumers from seeing newly listed properties promptly as they go on the market. Getting the information is important. However, getting accurate information is crucial. So how do you Realtors where to find the information that can be trusted? The best place to find updated and the most accurate info is from a local multiple listing service. The local Association of Realtors has these services to display the listing information of all their Realtor members. Consumers can access this information by going to our website www.ucar.org. Here you can search properties by type, area, price range, size, etc.

There are several different ways to edit your desired search. This information is updated in real time. That means once information is submitted this website picks it up within seconds. No more wondering if the information is correct.

Now that you know where to get information, how do we satisfy the human factor? That is where a knowledgeable and trained professional comes in. With real estate being local having a Realtor who is familiar with the area and the local market is crucial to finding the best property to fit an individual's needs. Our local real estate professionals our members of the communities they serve and have firsthand knowledge of the market conditions, schools, economy etc., in these areas. Having the help and support of a Realtor can be priceless when buying that next dream home.

The overall market in the Upper Cumberland area has improved by more than 17 percent over same time last year. The median sale price of a home is \$108,900, with average days on the market 167. With the market steadily improving year over year it has increased the consumer confidence and our local economy.

To find a Realtor to help you with your next real estate needs, visit www.ucar.org.

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Local restaurant managers honored

By LAURA MILITANA
HERALD-CITIZEN Staff

COOKEVILLE — Two local restaurant managers have been presented the highest awards with Darden Restaurants, with both receiving them for the first time.

Butch Curtindale, general manager of the Red Lobster in Cookeville, and Jeff Nagy, managing partner of the LongHorn Steakhouse, have both been presented the Joe R. Lee Diamond Club Award. The award is presented annually to managing partners throughout North America who demonstrate outstanding results by providing guests with a great experience.

"I'm very excited to get this award," Curtindale said. "We all work hard and we take a lot of pride in our restaurant."

Curtindale joins an elite group of 34 general managers selected from the more than 700 Red Lobster restaurants in North America. He credits receiving the award to his outstanding team of employees.

"It's an honor to be recognized with a Diamond Club award," he said. "This award is the result of a hardworking and dedicated team. Our entire team is supportive of each other and we love to celebrate each other's success."

He has been the restaurant's general manager for the past seven and a half years, experiencing very little turnover with the staff.

"Between us three managers, we have 54 years of restaurant experience," he said. "That says a lot."

Nagy was shocked to hear that he had won the award. "I didn't think we were going to finish in the top five percent," he recalled. "I've got a great group that works together."

He also credits his team for winning the award. Nagy joins an elite group of 19 managing partners selected from more than 410 LongHorn Steakhouse restaurants in North America.

"This is the second time in three years that the restaurant has won the award," he said. "The team really works hard and makes it all work."

They both traveled to California to pick up their awards. "I also want to thank the Cookeville community for making it possible," Nagy said.



Ty Kernea | Herald-Citizen

Jeff Nagy, managing partner of Cookeville's LongHorn Steakhouse, is pictured with his Joe R. Lee Diamond Award. This is his first time he received the award and the second time in three years the restaurant has received it.



Butch Curtindale, general manager of the Red Lobster in Cookeville, is pictured with his Joe R. Lee Diamond Club Award. He is one of two local managers honored with the award.

Ty Kernea | Herald-Citizen

Entrepreneurial legacy



John Stites Sr., left, is pictured with Bill Smith of the Bill Smith Machinery Company, a business Stites purchased in the early '70s. The business then became known as John Stites & Sons Construction Company and is now one of the largest construction firms in the Upper Cumberland.

Stites leaves influence in business and community

By LAURA MILITANA
HERALD-CITIZEN Staff

Entrepreneur. Farmer. Community leader. Craftsman. Family man.

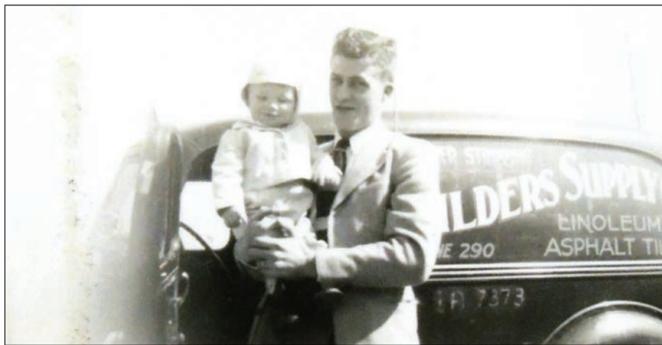
Those terms and more describe what John D. Stites did in his 86 years of life. "He was kind of a John Wayne-type of fellow," his son, Johnny, CEO of J&S Construction, said. "He was able to take the smallest things in life and teach important life lessons from them."

Stites passed away peacefully at home on the family farm Aug. 10.

And in those 86 years of life, he was involved in a lot, from impacting a large number of people through his civic activities to starting one of the area's largest construction firms.

Building blocks from small beginnings

Stites' legacy began after his service in the U.S. Navy during World War II. He came back to Cookeville to attend college, but in 1947, he left college to join



John D. Stites is pictured holding his son, John Jr., at Builders Supply Company around 1947.

the family business, Builders Supply Company, a company his father had a hand in beginning.

That was when his entrepreneurial spirit started to emerge. He designed and built the first ready mix concrete plant and introduced the first ready mix

concrete trucks to the area.

"He helped provide concrete for the first Buffalo Valley bridge," Johnny said. "He set up material, sand and gravel on the construction site, since it was too far to carry."

He also provided the sand and grains

for the Standing Stone State Park bridge.

Eventually, he was bought out of Builders Supply Company and later started his own company — Wholesale Building Materials.

This was the first cash and carry lumber yard, initially selling lumber and building materials from railroad cars because there was no building for his inventory.

"I remember going down to the train yard as a young boy to help unload lumber and other materials," Johnny recalled. "He really taught us, his kids, the value of hard work."

In 1957, he founded J&S Construction after purchasing the Bill Smith Machinery Company.

It began as a small residential construction firm through building speculative houses from building materials he had accumulated.

Originally, it was called John Stites

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BUSINESS

Real Estate Transfers

Note: Listed below are the transfers of real estate properties which occurred in Putnam County on the dates indicated. This information was obtained from open, public records maintained in the office of the Register of Deeds in the Putnam County Courthouse. The number following the entry is the civil district in which the property is located.

Wednesday, Aug. 7

From Tommy Dale Judd Sr., Jewell Dean Howard Judd and Tommy Dale Judd, sr. administrator, to Jane Lea Montgomery, Windsor Hill Subdivision, lot #27B, 1st;

Quitclaim form Ben Moss and Carol Moss to Steve Moss, 7th; From Palmer Cemetery Board of Trustees to Geraldine Leftwich, Palmer Cemetery Lots, 13th;

From Ricky Alan Walker Sr. to Roger Harville and Marsha Harville, 14th;

From Frances Moore to Denise Moore Vickers and Pamela G. Romines, Eastlake Estates, phase I, lot #35, 3rd;

From Dorothy Renzy to Mack Pippin and Carol Pippin, Petite Subdivision, lot #2, 1st;

From Richard J. Birchler, trustee, Kathleen Birchler, trustee, Richard J. Birchler trust agreement to Donald C. Clift and Johanna B. Clift, Cumberland Cove, section 39, 4th;

From Martin Pechter and Barbara A. Pechter to Travis Smith and Carla Nicole Smith, Huntington Woods, phase III, lot #28, 1st.

Thursday, Aug. 8

From Brad S. Downs and Donna Downs to Dwayne Roberts and Linda Cristal Roberts, Creekwood Subdivision, phase II, lot #72, 15th;

Quitclaim from Dimple R. Mounts to Dimple R. Mounts, trustee, Dimple R. Mounts living trust;

Quitclaim from David Murrell to Reta Jo Murrell, Holder and Smith, lot #36-41, 1st;

From Ruby Nell Stewart to Sylvia K. Horn and Karen L. Stevens, 20th;

From Jody Craig and Cerina Craig to Jennifer Cudney and Christian Cudney, Heritage Green Subdivision, lot #32, 19th.

Friday, Aug. 9

Quitclaim from Thomas Teeters to Kathy Mlynski, Mitchell Teeters and David Teeters, Meadow Oak, phase I, lot #19,

15th;

Quitclaim from Martisha Beaty to Jason D. Beaty, Southern View Estates, phase IV, lot #3B, 16th;

From Jason D. Beaty to Lisa Rebecca Pickett, Southern View Estates, phase IV, lot #3B, 16th; From Glen Allison Herren, executor, Junah H. McCune estate, to Glen Allison Herren and Barry Dwayne Bunn, 11th;

From Glen Allison Herren, executor, Junah H. McCune estate, to Glen Allison Herren and Barry Dwayne Bunn, 11th;

Quitclaim from Barry Dwayne Bunn to Glen Allison Herren, 11th;

Quitclaim from Glen Allison Herren to Barry Dwayne Bunn and Myra Elizabeth Bunn, 11th; Quitclaim from Lance L. Rossie to Debora S. Rossie aka Debra S. Rossie, 15th;

Quitclaim from Lance L. Rossie, Debora S. Rossie aka Debra S. Rossie, to Debora S. Rossie, aka Debra S. Rossie and Lance L. Rossie, 19th;

Quitclaim from Jose J. Oracion to Diane M. Oracion, 17th;

From Dennis Chaffin to Alane M. Alongi, Deer Hurst Estates, phase I, lot #1, 20th;

Quitclaim from Nancy Jean Hargis to Gerald David Hargis, Forest Oaks, lot #3, 1st;

Quitclaim from Gerald David Hargis to Gerald David Hargis and Jacqueline Aranda, Forest Oaks, lot #3, 1st.

Monday, Aug. 12

From Ray Gentry to Bernard L. Mattingly and Barbara Mattingly, Sugartree Courtyard, lot #17, 1st; From Sue Box, Laurie Sue Graham, Anne Norman Rhea aka Anne Rhea Norman, Staci Conquest Rhea aka Staci Conquest Rhea Meyers to Thomas Richard Love and Wilma Love, Anne Rhea Division, lot #2, 1st;

From Bernard L. Mattingly and Barbara J. Mattingly to Jose Luis Rivero Jr., Saddlebrook Subdivision, lot #12, 1st;

From David Boatman to Mike Horn, Steve Horn, Sueann Buckner and Jeannie Templeton, Meadows Creek, phase II, lot #68, 14th;

From Bernard Bruce Bryant and Debra Bryant to Heather Bryant, Eastlake Estates, phase III, lot #173, 3rd;

From David Crouch to Luis Martin and Rose Maria Martin, Highlands at Bear Creek Estates, phase II, lot #47, 15th;

Quitclaim from State of Tennessee to Hall Investments LP, 1st;

From BK Homes Inc. to Paul E. Brannon and Michelle Brannon, Creekwood Subdivision, phase II, lot #81, 15th;

From Argle L. Pearson, Misty Anne Pearson and Shapiro and Kirsch LLP Substitute Trustee, to Federal National Mortgage Association, Walton Trace, lot #2;

From Lauren Lewis and Dallas Lewis to Steve Carter and Carolyn Carter, Claybrooks Estates, lot #30, 16th;

From Ronald D. Krawczak and Susan M. Krawczak to Jodi L. Allen and Edwin E. Allen, Sunny Acres, lot #24, 7th.

Tuesday, Aug. 13

From Jennifer A. Langford, Darrell L. Langford and Wilson and Associates PLLC to Housing and Urban Development, 1816 Hickory Hill Dr., 16th;

From Billy M. Adams to Robert D. Lane and Sarah D. Lane, Mr. and Mrs. NC Cooper Subdivision, section A, lots #27-35, 19th; From Robin Meadows to Elisha Thomas Morris and Regina G. Morris, 1st;

From Tyler Brown and Becky Brown to Christina D. Wood, Colonial Hills Subdivision, lot #79;

From Steven Crabtree and Kimberly Crabtree to James T. Ward and Wendy Ward, Windrowe Village, phase I, lot #13, 1st;

From Charles Harris and Carolyn Harris to Roger Wright and Anita Wright, Deberry Heights subdivision, section A, lot #18, 1st;

From Bank of New York Mellon to Bank of America NA, 1836 Gainesboro Grade;

From Bank of America NA to Military Warriors Support Foundation, 1836 Gainesboro Grade; Quitclaim from Rachel Maddux Rader to Virginia Maddux Moore, 735 Clark Avenue, 1st.

Wednesday, Aug. 14

From Edward I. Gardener, Elizabeth Gardener and Wilson and Associates PLLC to US Bank, Bilbrey Park, lot #23;

Quitclaim from Michael Hoover to Tammy Hoover, 6141 Spring Creek Road, 19th;

Quitclaim from Tammy Lynn Hoover to Michael H. Hoover, Blaylock Road, 6th;

From Shapiro and Kirsch LLP substitute trustee, Luis G. Herrera and Nelly E. Londono to HSBC Bank USA, Eastlake Estates, lot #201;

From Deutsche Bank National Trust Company to Valerie Helms, 358 East Sixteenth Street, lot #54.



Ironwood Golf Course was one of John D. Stites' many developments around Cookeville and Putnam County. He's pictured with Wes Flatt Jr., partner in the development. This photo was taken around 1970.

STITES: J&S founder leaves quite a legacy

From Page D1

and Sons Construction, but the name was shortened to J&S Construction.

It was also much smaller then — there were four to five people working for the business at the time.

In the early '70s, Johnny and Jack came back home and joined their father in the business.

Johnny had only been in the position three years when his father left the business.

"He came in to my office one day and said, 'Do you understand what we're doing here?'" Johnny recalled. "I said, 'Yeah, I think I do.' He patted me on the shoulder, said 'Good,' and left."

And he never came back.

"He never criticized and never asked us what we were doing," Johnny said. "He trusted his kids to perform."

It wasn't until the late '70s that the construction business really took off and started to grow.

"I don't think he ever dreamed it'd be this big," Johnny said.

"He used the business to be a tool to reach out to the community."

Some examples of that include donating material to build the office building for the Mustard Seed Ranch, building a Habitat for Humanity house and co-sponsoring the Monterey High School's Virtual Enterprise Class website, and ending an engineering scholarship at Tennessee Tech, among other things.

Now, the next generation of the Stites family

is involved in the business.

"We're blessed to have great people here and I know he was proud to have them here, too," Johnny said.

Community man

Stites was also known for his activities in a number of organizations throughout the county — from being a founding member of the Jaycees and the Cookeville Country Club to being a Scoutmaster.

"Though his scouting efforts, he really made an impact on a lot of boys lives," Johnny said. "At the funeral (which was held last Monday), a lot of people came and shared stories of his scouting influence."

He also had a hand in developing Ironwood Golf Course, the first public 18-hole golf course in Putnam County.

He also built and managed the Upper Cumberland's first nursing home, Cookeville Nursing Home, which was sold in 1980.

Through his creative side, he built a workshop on the farm and would create unique pieces for his children, grandchildren and great-grandchildren.

"A few of his pieces are even in the J&S offices," Johnny said. "I remember he'd watch the DIY network and then go out into the workshop to try his hand at making whatever he saw on TV. He was always reading, learning new things and just always thinking outside the box."

"He found his niche and stuck to it."

And his legacy lives on in his business.

Tips to weigh the best resale home improvements

Homeowners are opening their wallets. A rebound in the housing market has made them more willing to invest in renovations that could boost the value of their homes even more in a rising market.

Spending on home remodeling has picked up over the past 18 months and is expected to rise nearly 20 percent to \$151 billion by the fourth quarter, according to a recent report by the Joint Center for Housing Studies at Harvard University.

Many homeowners decide to make upgrades with the idea that the bigger kitchen or finished basement will make their home more enjoyable. But those looking to sell should know that not all home improvement projects will boost the value of a home. Here are a few tips when con-

sidering investing in home improvement projects:

1. CONSIDER ALL BUYERS

The classic example here is installing a swimming pool.

A pool could make your home a tougher sell and it's unlikely you will recover your expenses, says Richard Borges, president of the Appraisal Institute, a professional association of real estate appraisers.

It may be a deal-killer for buyers who might not want to take on maintenance costs or safety risks for small children. "It's not going to contribute a full measure of its cost of installation because its utility is so limited," Borges says.

2. DON'T 'OVERIMPROVE'

Some home improvements can help lift a home's resale value, especially updates to features like

cabinets and appliances that are clearly dated.

The key is to select finishes and appliances that don't go well beyond what a buyer might find in similarly priced homes in the area. The term appraisers have for that is "overimprovement."

3. CONSIDER RISKS OF EXPANDING FOOTPRINT

One of the home improvement projects that's least likely to produce a return on the investment is a room addition that expands the size of a home beyond its original floor plan, says Borges.

Projects that require tearing down an exterior wall often involve moving doors, windows and other features, which can drive the costs higher than, say, converting an attic into a bedroom, which uses existing space in the home.



John D. Stites is pictured among the lumber that was offered at Wholesale Building Materials around 1959. This is one of the many steps he took before starting J&S Construction, now one of the Upper Cumberland's largest construction firms.



Left to Right: Keith Morrison - Algood City Manager, Chief Jim Eldridge - Algood Police Department, Jessica and Matt Garrett holding Isaac Garrett - owners, Steve Garrett - Father, Logan Downs - Employee, Ben Wheeler - Employee, Cathy Reel - County Commissioner, Wallace Austin - UCDD, Sue Neal - Baxter Bank of Putnam County, Pam Spurlock - 10th Street Bank of Putnam County, Ellene Duncan - Bank of Putnam County and Hope Laycock - BPC Investment Services.

Garrett's BBQ Restaurant – Now Open at 474 West Main in Algood

Hungry for a great pulled pork barbecue sandwich, mouth watering St. Louis Style Ribs or tender beef brisket including special rubs, all served with home made sides and desserts. All this and more can be found at Garrett's BBQ located at 474 West Main in Algood, phone number is 931-854-1363.

Not only does the restaurant have wonderful food but they also offer a spacious setting with 2,400 square feet of available space and a drive-through window is available for pick up orders.

"Everything is prepared fresh daily and we invite everyone to stop by and look us over, have lunch or dinner or just come by to visit. We would love to see you," said Matthew Garrett, owner.

Hours are Monday, Tuesday, Thursday and Friday from 11:00 a.m. until 7:00 p.m. and Wednesday and Saturdays from 11:00 a.m. until 5:00 p.m., closed on Sundays.